070.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,200 / 746,200
					USE VALUE:	746,200 / 746,200
					ASSESSED:	746,200 / 746,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIS BRIAN & MALISA
Owner 2:	
Owner 3:	
Street 1:	87 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEEFE JOHN G & NANCY M -
Owner 2:	-
Street 1:	23 MAYFLOWER LN
Twn/City:	DENNIS PORT
St/Prov:	MA Cntry:
Postal:	02639

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7803.000	288,300		457,900	746,200
Total Card	0.179	288,300		457,900	746,200
Total Parcel	0.179	288,300		457,900	746,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.52 /Parcel: 493.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 44712

GIS Ref

GIS Ref

Insp Date 08/15/17

!5990!

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,300	0	7,803.	457,900	746,200		Year end	12/23/2021
2021	101	FV	278,600	0	7,803.	457,900	736,500		Year End Roll	12/10/2020
2020	101	FV	278,600	0	7,803.	457,900	736,500	736,500	Year End Roll	12/18/2019
2019	101	FV	224,000	0	7,803.	425,200	649,200	649,200	Year End Roll	1/3/2019
2018	101	FV	224,000	0	7,803.	425,200	649,200	649,200	Year End Roll	12/20/2017
2017	101	FV	210,500	0	7,803.	372,800	583,300	583,300	Year End Roll	1/3/2017
2016	101	FV	210,500	0	7,803.	340,100	550,600	550,600	Year End	1/4/2016
2015	101	FV	197,900	0	7,803.	300,900	498,800	498,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:07:09

LAST REV

Date	Time
02/12/18	08:24:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5990

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE JOHN G &	69752-434		8/10/2017		720,000	No	No		
	16274-585		7/1/1985		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	44712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2017	1138	Redo Bat	2,000	C				
7/22/2015	996	Re-Roof	16,561		7/22/2015			Strip and re-roof.
8/11/1997	476		10,800					REM/KIT NEW PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	SQ Returned	MM	Mary M
8/15/2017	Meas/Inspect	DGM	D Mann
10/29/2015	Permit Insp	PC	PHIL C
3/24/2009	Meas/Inspect	163	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7803		Sq. Ft.	Site		0	70.	0.84	12									457,866						457,900	

Total AC/HA:	0.17913	Total SF/SM:	7803	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,866	Spl Credit		Total:	457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99742496
Adj $ / SQ:	147.508
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354139
Depreciation:	65870
Depreciated Total:	288269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

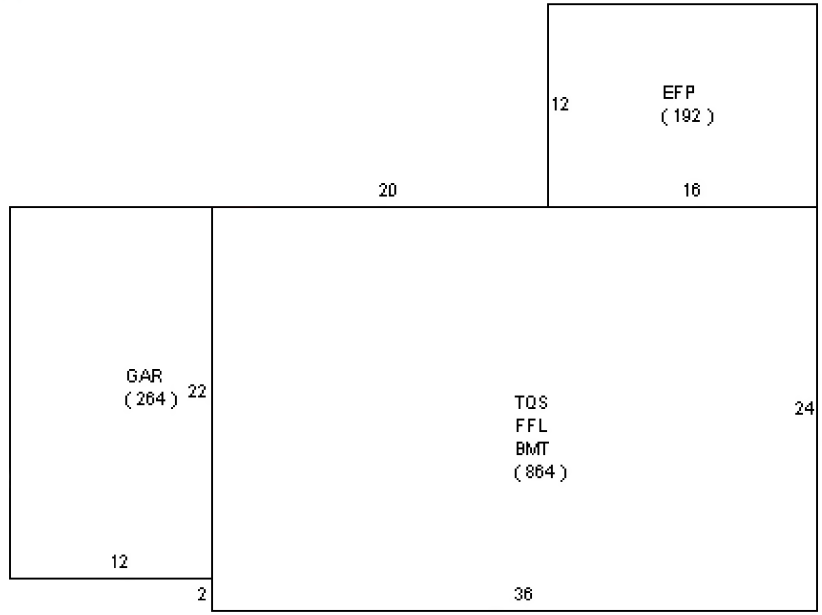
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.51
Special Features:	0	Val/Su Net:	101.80
Final Total:	288300	Val/Su SzAd	190.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.250	38,234
FFL	First Floor	864	147.510	127,447
TQS	3/4 Story	648	147.510	95,585
GAR	Garage	264	24.410	6,443
EFP	Enclos Porch	192	41.300	7,929

Net Sketched Area:	2,832			Total:	275,638
Size Ad	1512	Gross Area	3048	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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